

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Department**

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### **DEVELOPMENT REVIEW COMMITTEE MEETING**

**July 21, 2003**

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Clerk's Office, Terry Neal-Attorney, Skip Lukert-Building Official, Michael Springstead-County Engineer and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes from the July 14, 2003 meeting. Mrs. Howard seconded the motion and the motion carried.

#### **Old Business**

None

#### **New Business**

##### ***Villages of Sumter: Unit 76 – Final Plat Review***

Kelle Boyer, Farner Barley and Associates, was present and requesting final plat approval on an 84-unit subdivision. Ms. Boyer stated staff comments had been addressed. The requested additional note regarding the title opinion has been added.

Mr. Helms moved for final plat approval, subject to staff's review of the revised plat. Mrs. Howard seconded the motion and the motion carried.

Barry Ginn, Ginn Engineering, arrived at 2:08 PM.

##### ***VOS: Clayton Villas – Major Development – Engineering Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 72-unit subdivision. The County Engineer's comments have been sent to the applicant and were discussed.

Mr. Springstead moved for engineering plan approval, subject to all comments being addressed in letterform. Mr. Lukert seconded the motion and the motion carried.

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***VOS: Unit 103 – Medium Development – Engineering Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, Ron Grant and Ed Abshier, Grant and Dzuro, were present and requesting engineering approval to develop a 15-unit subdivision. The County Engineer's comments have been sent to the applicant and were discussed. No references being on the plans according to the details of The Villages detail manual was discussed. It was decided the detail reference numbers should be listed on the plan sheets. There is currently no speed limit signs posted on interior unit roads. Attorney Neal will research driving authorization on private roads. The County Engineer recommends posting the speed limit when leaving minor collector roads to travel on interior unit roads.

Mr. Springstead moved for engineering plan approval, subject to all comments being addressed on a revised plan. Mr. Helms seconded the motion and the motion carried.

***VOS: Bellamy Villas – Major Development – Engineering Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to develop a 46-unit subdivision. The County Engineer comments were sent to the applicant and discussed.

Mr. Helms moved for engineering approval, subject to a revised plan being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

Mr. Lukert questioned the actual building construction differing from the approved plats.

***VOS: Rainey Villas – Major Development – Engineering Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to develop an 80-unit subdivision. The County Engineer comments were sent to the applicant and discussed. This will be a walled villa. Staff needs a revised preliminary plan.

Mr. Helms moved for engineering approval, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 84 – Major Development – Engineering Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to develop a 43-unit subdivision. The County Engineer comments were sent to the applicant and discussed. Speed limit signs need to be posted. Sidewalk requirements were discussed.

Mr. Springstead moved for engineering approval, subject to revised plans addressing all comments being submitted. Mr. Lukert seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:45 PM.

***Wachovia Bank – Major Development – Preliminary and Engineering Review***

Latosha Little, Reynolds, Smith and Hills, Inc., was present and requesting preliminary and engineering approval to construct a 4200 sf banking facility. The facility will be located in the County Crossings subdivision. Staff comments were discussed. There is a variance request for the required turnout radius on the southernmost driveway on the east side of the tract. The County Engineer expressed concern that the location of that driveway would be too close to the intersection of main access roads for that subdivision. The Committee agreed that limiting access on that side of the tract to one outlet only would be advisable for traffic safety reasons. Future development on adjoining tracts is reserved for retail purposes, although the specific uses are unknown at this time. The County Engineer comments had been sent to the applicant and were discussed.

Mr. Ginn moved for preliminary approval, subject to the applicant addressing the access issue on resubmitted engineering plans. Mr. Helms seconded the motion and the motion carried.

***Ike Rainey Industrial Development – Major Development – Preliminary Plan Review***

Ed Abshier, Project Engineer, was present and requesting preliminary approval to construct an industrial development. Staff comments have been addressed. All approvals will be subject to the rezoning request being approved. There will be a 6-foot chain link fence with slats and a double row of pine trees placed along the eastern and southern boundaries in order to meet the type “A” buffer/screening requirements. Surrounding zonings need to be shown on the plans. The access/entrance road will be shown on the engineering plans. Attorney Neal will research and review the easement to the new access, “Dublin” road. The proposed use will generate approximately 50 trips per day. There will be an access connection with the “Dublin” road, which is to be constructed on the tract to the west owned by Waste Management. There will be no interference with DOT drainage. The County Engineer sent his comments to the applicant and they have been addressed. All comments should be addressed on the engineering plans.

Mr. Ginn moved for preliminary approval, subject to the rezoning being approved and all comments being addressed. Mr. Helms seconded the motion and the motion carried.

The next DRC meeting is scheduled for July 28, 2003.

The meeting adjourned at 3:20 P.M.